

COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject

Edgemoor Property Development

**Policy
Number**

F-38

Page

1 of 3

Purpose

This policy is intended to establish general policy objectives and guidelines for the use, development and disposition of the County's Edgemoor property. It provides for the development and implementation of an updated Master Plan for the Edgemoor property in consultation with the City of Santee. The policy further identifies those administrative actions necessary to implement the Master Plan and is intended to have sufficient flexibility to allow for amplification and modification of the Master Plan as new circumstances arise. Because of the urgent need to obtain funding for the reconstruction of the Edgemoor Skilled Nursing Facility, this policy provides a source of future revenue to assist in the reconstruction of the hospital.

Background

The Edgemoor property consists of approximately 370 acres of under-utilized County land located in the Town Center area of the City of Santee, California. The property is bounded by three streets - Cuyamaca Street, Mission Gorge Road and Magnolia Avenue. Although originally acquired prior to 1930 to provide social benefits to County citizens, only about 40 acres are currently used for public programs including the Edgemoor Skilled Nursing Facility and the Las Colinas Detention Facility. The balance of Edgemoor is vacant or occupied by interim uses.

Policy

It is the policy of the Board of Supervisors that:

1. The County will assume a pro-active approach to the development of the Edgemoor property.
2. The Chief Administrative Officer will prepare a comprehensive Edgemoor Master Plan and an implementation plan for development and management of the Edgemoor property.
3. The Edgemoor Master Plan will be developed and implemented in consultation and cooperation with the City of Santee.
4. The Edgemoor Master Plan will consider the long-range needs of County departments.

COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject

Edgemoor Property Development

**Policy
Number**

F-38

Page

2 of 3

5. The planning, development, use and/or lease or sale of Edgemoor property will to the extent possible, emphasize maximum revenue generation for the County.
6. Nominal rent leases will be discouraged.
7. The Edgemoor Development Fund established in 1979 shall continue to accumulate sale and lease revenues from the Edgemoor property and shall be available to fund Edgemoor planning and development.
8. All (100%) of the future net revenues produced from the Edgemoor property shall be available to assist in the reconstruction of the Edgemoor Skilled Nursing Facility.
9. The Chief Administrative Officer will administer the Edgemoor Development Fund during the Master Plan process.
10. The Edgemoor Skilled Nursing Facility and the Las Colinas Detention Facility shall remain a part of the Edgemoor property.
11. Edgemoor land uses and location and development design should be sensitive to existing or amended elements of the Santee Town Center Specific Plan.

Allocation Process

An Edgemoor Development Fund has been established for assisting in the development of the Edgemoor property. Revenues produced by this property are intended to assist in the planning of Edgemoor and the financing of needed public facilities. All (100%) of the future net revenues generated from the Edgemoor property shall be earmarked for Edgemoor Skilled Nursing Facility reconstruction, by transfer to the Edgemoor Reconstruction Fund at least annually.

The cost of on-site and off-site improvements should be borne by any future benefitting property owners or developers. Each proposed project located on the Edgemoor property shall include a detailed fiscal impact statement describing the intended use of revenue funds. Board of Supervisors Policy B-37 is hereby waived with respect to this policy.

Process: After Board of Supervisors approval of a revised Master Plan, all sale or lease of land or construction of the Edgemoor site shall be undertaken to ensure long term consistency with a Master Plan process as well as design compatibility.

COUNTY OF SAN DIEGO, CALIFORNIA
BOARD OF SUPERVISORS POLICY

Subject

Edgemoor Property Development

**Policy
Number**

F-38

Page

3 of 3

Sunset Date

This policy will be reviewed for continuance by 12-31-09.

Board Action

8-7-79 (7)
5-23-89 (69)
11-3-92 (30)
5-15-96 (11)
12-11-01 (2)
01/28/03 (16)

CAO Reference

1. Department of General Services
2. Health & Human Services Agency
3. Chief Financial Officer/Auditor and Controller
4. Department of Housing and Community Development
5. Department of Public Works
6. Department of Planning and Land Use